



Breakwater ESTATES

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Breakwater Estates

Board of Directors Meeting Minutes
Saturday, July 10, 2021
8:00 am

The Breakwater Estates Board of Directors met virtually due to the pandemic on Saturday, July 10, 2021 at 8:00 am.

Present at the meeting were Board members: Brian Eichenlaub, MJ Melah, Lisa McFate, Lana Warfield, Bill Bonn, Nichole Davick, Karen McGavin and Hector Justiniani, HPS Property Manager for Breakwater Estates.

Call to Order

- MJ Melah called the meeting to order at 8:02 am.
- Welcome to new Board member – MJ Melah welcomed new Board member Lisa McFate to the other Board members. Lisa has stepped in for Mike Forry until the next community meeting election in October.

Approval of Minutes

- Brian Eichenlaub presented the April 10, 2021 Board meeting minutes. Minutes were reviewed with several changes. Minutes with updates will be approved via email.
- Also, community draft meeting minutes from last year were discussed to review one more time online before sent out in the community meeting packet. They have been online for review since January, 2021.

President's Report

- MJ Melah reported that it has been quiet in the community as of late.
- Longtime resident, John Gunkel, passed away. The Board expressed its condolences to Melanie and the Gunkel family.
- Several homeowners have been parking on the grass and have no pronounced driveway. That is against community covenants, and they need to have a pronounced driveway. Tabled discussion until covenants can be reviewed.
- Also, a covered car has been reported and has been that way for over a year has been an eyesore.
- One house has a shed color that is different from the house. All the above concerns need to be addressed by the homeowners.

- Pond update – Bill Bonn - Pond looks ok at this point. Will need to be cleared out of brush before end of the year.
- Bill Bonn fixed the chain link barrier off Wolfe Neck Road to the retention pond. It had become loose and needed to be elevated. Bill was able to elevate it. Thank you, Bill!!!

Treasurer's Report

- Nichole Davick reported the community balances as of 7/9/21:

\$23,404.16	Working Fund – HPS – Sea Coast (SC) Bank
\$228,702.15	Reserve Fund – Fulton Bank
\$ 252,106.31	Total

Old Business

- **Delinquent Account** - 20 Rusty Anchor Drive – There have been many court delays on settling the property.
 - Attorneys trying to resolve the issue of the house certificate of title with the deed of the land.
 - Brian Eichenlaub will write a letter for the Board to the attorneys concerning the overdue community fees that have not been paid over the years in the amount of \$2,180.00 as of this date. Brian will also include pictures of the deteriorating condition of the property.
 - Concerned about house being vulnerable to homeless people or vagrants. Brian will include this concern also in the letter.
- **Late Fees** – Due to the pandemic, late fees were suspended starting in March, 2020. The Board agreed to reinstate community late fees beginning in January 1, 2022.
- **Quarterly Dues Notification** – They are emailed to all residents. This process saves the community mailing expenses and thus keeps our dues in check. Seven residents do not have emails and they are mailed paper yearly notices. Residents could always pay the full yearly amount of \$480.00 in January, if they choose, as opposed to quarterly.
- **Community Mosquito Spraying** – Discussion occurred about continuing community mosquito spraying. The Board voted 4-3 to continue the spraying for the remainder of this year.
 - Concerning next year's spraying, the Board decided to bring this up at the community meeting and let property owners decide at the meeting.
- **Wire Grass Spraying** – Occurred a few weeks ago by DR Landscaping. They sprayed on a windy day, and the spraying was inconsistent in the community. Board members were not happy with the job, and DL Landscaping was asked to respray. DR Landscaping was very accommodating and reapplied. All agreed they did a good job in the second spraying.

New Business

- **Short Term Renters in the Community** – Discussion occurred concerning this topic. There is nothing in the covenants about this issue. After a lengthy discussion, it was decided to bring up this topic at the annual community meeting to get input from the community. Suggestions are to form a community committee to research the pros and cons of this issue.
- **New Construction of a House on Lightship** – It is moving along. Seems to have stalled recently.
- **3rd Quarter Newsletter** – It is being written now. If there is any news, or updates, please send the info to MJ, Nichole or Bill.
- **Trash at BWE Entrances** – Not much but sometimes it accumulates from passing traffic. If community members see the trash, could you please come by and pick up the trash? It would be much appreciated. We are all responsible for our community's appearance. There is no one hired to do this type of work. Maybe include this reminder in the newsletter.
- **Be Aware** – Folks were robbed at two local ATM machines recently. They occurred at night. One at the ATM by Rosenfeld's and the M&T Bank by Camelot. Please be aware of your surroundings and be careful. Will include a reminder in the newsletter.
- **Annual Community Meeting – October 9, 2021** – Discussion occurred as to whether the meeting should be in person or virtual. Was decided to again have the community meeting virtually this year. It is an election year. Dues will remain the same. The Lewes Library deposit will be carried over to next year so we could reserve the space for the 2022 annual meeting.
 - Decided to have an Executive Board meeting on August 28, 2021 to review the annual meeting packet documents before they are all mailed out to the community.

Next Meeting – The next Board meeting will be at the annual Community Meeting on Saturday, October 9, 2021 at 9:30 am.

Meeting adjourned at 9:46 am – Nichole Davick moved to adjourn, and MJ Melah seconded the motion. All approved.

Respectfully Submitted,

Brian Eichenlaub
Secretary, Breakwater Estates



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BOARD MEETING AGENDA

July 10, 2021 8:00 AM

Google Meets

1. Call to Order
2. Approval of Minutes of Preceding Meeting (4/10/21)
3. President's Report
4. Treasurer's Report - Financials
5. Old Business
 - a. Delinquent Accounts
 - b. Reinstatement of Late Fees
 - c. Quarterly Dues Notification
 - d. Mosquito Spraying
 - e. Status 20 Rusty Anchor
 - f. Wire Grass Spraying
6. New Business
 - a. Welcome New Board Member
 - b. Short Term Rentals
 - c. New Home Construction on Lightship
 - d. Third Quarter Newsletter
 - e. Trash at Entrances and Area Crime
 - f. Annual Meeting
7. Adjourn